

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 12, 2005

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Douglas Selby, City Manager

Commissioners

Todd Nigro, Chairman
Richard Truesdell, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the **April 14, 2005** Planning Commission Meeting minutes by reference (____ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-6164 - TENTATIVE MAP - SUNSET BREEZE @ THE LAKES - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC** - Request for a Tentative Map FOR A 448 UNIT CONDOMINIUM DEVELOPMENT on 20 acres at 3001 Lake East Drive (APN 163-08-701-001 and 163-08-603-001), R-PD23 (Residential Planned Development- 23 units per acre) Zone, Ward 2 (Wolfson).
2. **TMP-6165 - TENTATIVE MAP - SUNRISE MEADOWS @ THE LAKES - APPLICANT/OWNER: LAKE EAST LLC AND STARBOARD LLC** - Request for a Tentative Map FOR A 448 UNIT CONDOMINIUM DEVELOPMENT on 19.68 acres at 8600 Starboard Drive (APN 163-08-601-005), R-PD23 (Residential Planned Development- 23 units per acre) Zone, Ward 2 (Wolfson).
3. **TMP-6259 - TENTATIVE MAP - BRADLEY VILLAS - APPLICANT/OWNER: BRADLEY VILLAS, LLC** - Request for a Tentative Map FOR A 16 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.45 acres adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard (APN 125-24-701-005), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Mack).
4. **TMP-6396 - TENTATIVE MAP - ORCHID CONDOMINIUMS - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXECUTIVE CENTER, LLC & 16027 VENTURA BLVD. LLC** - Request for a Tentative Map FOR A 272 UNIT CONDOMINIUM DEVELOPMENT on 12.67 acres at 2700 N. Rainbow Boulevard (APN 138-14-301-001), R-PD18 (Residential Planned Development - 18 Units per Acre) Zone, Ward 6 (Mack).
5. **TMP-6398 - TENTATIVE MAP - PROVIDENCE POD 118 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Tentative Map FOR A 189 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30 acres adjacent to southwest corner of Elkhorn Road and Egan Crest Way (APN 126-24-510-001), PD (Planned Development) Zone, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

6. **TMP-6416 - TENTATIVE MAP - GRAND CANYON ESTATES - APPLICANT: SHELDON W. PAUL - OWNER: SHELDON PAUL & RAYMOND MARK TURNER** - Request for a Tentative Map FOR A NINE LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.00 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive (APN 138-06-401-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] Under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 4 (Brown).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. **RQR-6169 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP** - Required Two Year Review of an approved Special Use Permit (SUP-1876) FOR A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 South Highland Drive (APN 162-09-210-002), M (Industrial) Zone, Ward 1 (Tarkanian).
8. **RQR-6171 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - OWNER: REAGAN NATIONAL ADVERTISING OF NEVADA** - Required Two Review of an approved Special Use Permit (SUP-1945) FOR A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone, Ward 1 (Tarkanian).

PUBLIC HEARING ITEMS:

9. **ABEYANCE - GPA-6221 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 10.38 acres adjacent to the northwest corner of Valley View Boulevard and Meadows Lane (A portion of APN 139-31-111-006 and a portion of APN 139-31-510-019), Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

10. ABEYANCE - GPA-6363 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment to adopt an updated Land Use Element and revise the 2020 Master Plan.
11. ABEYANCE - GPA-6285 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 4.16 acres, adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), Ward 6 (Mack).
12. ABEYANCE - ZON-6291 - REZONING RELATED TO GPA-6285 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 4.16 acres adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), Ward 6 (Mack).
13. ABEYANCE - VAC-6293 - VACATION RELATED TO GPA-6285 AND ZON-6291 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD - Petition to Vacate a portion of Balsam Street, Ward 6 (Mack).
14. ABEYANCE - VAR-6289 - VARIANCE RELATED TO GPA-6285, ZON-6291, AND VAC-6293 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD - Request for a Variance TO ALLOW A PLANNED UNIT DEVELOPMENT TO BE LESS THAN FIVE ACRES FOR A PROPOSED RESIDENTIAL DEVELOPMENT on 4.16 acres adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

15. ABEYANCE - SDR-6294 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6285, ZON-6291, VAC-6293, AND VAR-6289 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD - Request for a Site Development Plan Review FOR A 36 LOT RESIDENTIAL DEVELOPMENT on 4.16 acres adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], [PROPOSED: R-PD8 (Residential Planned Development - 8 units per acre)], Ward 6 (Mack).
16. ABEYANCE - GPA-6333 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM:RNP (RURAL NEIGHBORHOOD PRESERVATION), DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).
17. ABEYANCE - ZON-6334 - REZONING RELATED TO GPA-6333 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).
18. ABEYANCE - VAC-6163 - VACATION RELATED TO GPA6333 AND ZON-6334 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT AND INVESTMENT DIVISION - OWNER: MAPLE DEVELOPMENT LLC - Petition to Vacate a portion of Florine Avenue and Park Street and U.S. Government Patent Easements generally located on north side of Alexander Road and east of Grand Canyon Drive, Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

19. **ABEYANCE - SDR-6336 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6333, ZON-6334 AND VAC-6163 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, ET AL** - Request for Site Development Plan Review FOR A PROPOSED 52 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation], U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 units per acre) Zone], Ward 4 (Brown).
20. **ABEYANCE - ZON-6157 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Rezoning FROM: R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), Ward 5 (Weekly).
21. **ABEYANCE - VAR-6349 - VARIANCE RELATED TO ZON-6157 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Variance TO ALLOW A 5,510 SQUARE-FOOT LOT WHERE 7,000 SQUARE FEET IS REQUIRED FOR PROPOSED R-5 ZONING on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).
22. **ABEYANCE - VAR-6158 - VARIANCE RELATED TO ZON-6157 AND VAR-6349 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF FIVE FEET AND 20 FEET WHERE 133.5 FEET IS THE MINIMUM SEPARATION REQUIRED FOR A PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) Zone, Ward 5 (Weekly).
23. **ABEYANCE - VAR-6407 - VARIANCE RELATED TO ZON-6157, VAR-6349 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Variance TO ALLOW A TRASH ENCLOSURE TO BE 42 FEET FROM A PROTECTED RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 50 FEET FOR A PROPOSED CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

24. **ABEYANCE - SDR-6155 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6157 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Site Development Plan Review FOR A THREE STORY, FOUR UNIT CONDOMINIUM DEVELOPMENT AND WAIVERS OF THE PERIMETER, BUFFER, AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).
25. **ABEYANCE - ZON-6231 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), Ward 1 (Tarkanian).
26. **ABEYANCE - VAR-6232 - VARIANCE RELATED TO ZON-6231 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 26,450 SQUARE FEET IS THE MINIMUM REQUIRED on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 units per acre) Zone], Ward 1 (Tarkanian).
27. **ABEYANCE - SDR-6233 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6231 AND VAR-6232 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 37 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 units per acre) Zone], Ward 1 (Tarkanian).
28. **ABEYANCE - SUP-5984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT BRUCE, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

29. **ABEYANCE - SDR-5942 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5984 - PUBLIC HEARING - APPLICANT/ OWNER: FREMONT BRUCE, LLC** - Request for a Site Development Plan Review FOR A FOUR-STORY, 152 RESIDENTIAL UNIT, 21,000 SQUARE-FOOT MIXED-USE DEVELOPMENT on 2.76 acres adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).
30. **ABEYANCE - MSH-6024 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT: TRIPLE FIVE DEVELOPMENT, NEVADA - OWNER: GREAT MALL LAS VEGAS, LLC** - Request to amend the Master Plan of Streets and Highways TO REALIGN A PORTION OF GRAND MONTECITO PARKWAY BETWEEN DORRELL LANE AND DEER SPRINGS, Ward 6 (Mack).
31. **ZON-6379 - REZONING - PUBLIC HEARING - APPLICANT: MICHAEL LAVIN - OWNER: WESTCARE WORKS, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 5.21 acres located at 5659 Duncan Drive (APN 138-12-110-048), Ward 6 (Mack).
32. **SDR-6381 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6379 - PUBLIC HEARING - APPLICANT: MICHAEL LAVIN - OWNER: WESTCARE WORKS, INC.** - Request for Site Development Plan Review FOR 48 RESIDENTIAL HOUSING UNITS on 5.21 acres adjacent to the southwest corner of Duncan Drive and Bradley Road (APN 138-12-110-048), R-E (Residence Estates) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre)], Ward 6 (Mack).
33. **ZON-6412 - REZONING - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.1 acres adjacent to the southeast corner of Washington Avenue and Veterans Memorial Drive (APN 139-27-708-001), Ward 5 (Weekly).
34. **VAR-6413 - VARIANCE RELATED TO ZON-6412 - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Variance TO ALLOW A ZERO FRONT STEPBACK RATIO WHERE A 1:1 STEPBACK RATIO IS REQUIRED ALONG A COLLECTOR OR LARGER STREET FOR A 312-FOOT TALL BUILDING on 2.8 acres adjacent to the southeast corner of Washington Avenue and Veterans Memorial Drive (APN 139-27-708-001 and -002), R-1 (Single Family Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

35. **SUP-6414 - SPECIAL USE PERMIT RELATED TO ZON-6412 AND VAR-6413 - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT adjacent to the southeast corner of Washington Avenue and Veteran Memorial Drive (APN 139-27-708-001 and -002), R-1 (Single Family Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
36. **SDR-6411 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6412, VAR-6413, AND SUP-6414 - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Site Development Plan Review FOR A 37-STORY MIXED USE DEVELOPMENT INCLUDING; 414 RESIDENTIAL UNITS AND 32,970 SQUARE FEET OF COMMERCIAL SPACE on 2.8 acres adjacent to the southeast corner of Washington Avenue and Veterans Memorial Drive (APN 139-27-708-001 and -002), R-1 (Single Family Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
37. **VAR-6538 - VARIANCE - PUBLIC HEARING - APPLICANT: MANA KYLE - PROPERTY OWNER: THREE J'S** - Request for a Variance TO ALLOW 41 PARKING SPACES WHERE 47 SPACES ARE REQUIRED FOR A PROPOSED RESTAURANT on 0.21 acres at 3839 West Sahara Avenue, Suite #9 (APN 162-07-512-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
38. **SUP-6393 - SPECIAL USE PERMIT RELATED TO VAR-6538 - PUBLIC HEARING - APPLICANT: MANA KYLE - PROPERTY OWNER: THREE J'S** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL at 3839 West Sahara, Suite #9 (APN 162-07-512-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
39. **SUP-6401 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: OSO BLANCA LLC** - Request for a Special Use Permit FOR A PROPOSED TAVERN adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

40. **SDR-6402 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6401 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: OSO BLANCA LLC** - Request for a Site Development Plan Review FOR A 5,843 SQUARE FOOT TAVERN on 2.37 acres adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
41. **SUP-6405 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORP.** - Request for a Special Use Permit FOR A PROPOSED TEMPORARY SALES TRAILER adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use – Town Center) Special Land Use Designation, Ward 6 (Mack).
42. **SDR-6403 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6405 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORP.** - Request for a Site Development Plan Review FOR A 1,400 SQUARE FOOT TEMPORARY SALES TRAILER AND A WAIVER OF THE PARKING LOT LANDSCAPING STANDARD on .016 acres on the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use – Town Center) Special Land Use Designation, Ward 6 (Mack).
43. **SUP-6418 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: RAINBOW II, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT at 615 Tonopah Drive (APN 139-33-302-025), PD (Planned Development) Zone, Ward 5 (Weekly).
44. **SDR-6415 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6418 - PUBLIC HEARING - APPLICANT/ OWNER: RAINBOW II, LLC** - Request for a Site Development Plan Review FOR A THREE-STORY, MIXED USE DEVELOPMENT INCLUDING; FIVE RESIDENTIAL UNITS AND 260 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENT on 0.41 acres at 615 Tonopah Drive (APN 139-33-302-025), PD (Planned Development) Zone, Ward 5 (Weekly).
45. **SUP-6207 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARAM CHOUKHACHIAN - OWNER: TJ PLAZA, LLC** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 2101 South Decatur Boulevard Suites 19 and 20 (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 12

46. SUP-6360 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER; - OWNER: PAN PACIFIC RETAIL PROPERTIES - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND WAIVERS OF THE 1,000 FOOT DISTANCE SEPARATION FROM A SIMILAR USE AND THE 200 FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE at 3051 North Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
47. SUP-6372 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2ND SWING - 2 GOLF - OWNER: THREE B'S, INC. - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 8689 West Charleston Boulevard, Suite #102 (APN 163-05-517-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
48. SUP-6378 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEAN KAPLAN - OWNER: NORTSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN AND WAIVERS OF THE 200 FOOT SEPARATION FROM RESIDENTAL ZONING AND THE 1,500 FOOT MINIMUM AREA REQUIREMENT at 8410 West Cheyenne Avenue, Suite #101 (APN 138-09-420-007), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
49. SUP-6394 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOANNE PRIETO - OWNER: BURNS FAMILY LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 4864 West Lone Mountain Road (APN 125-36-818-003), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
50. SUP-6395 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RUN RESTAURANTS, LLC - OWNER: CNL FUNDING 2000-A, LP - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH at 6800 West Sahara Avenue (APN 163-02-415-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
51. SUP-6417 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN AN EXISTING RETAIL STORE AND WAIVERS OF THE 1,000-FOOT MINIMUM DISTANCE SEPARATION FROM A SIMILAR USE, 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE, AND THE HOURS OF OPERATION REQUIREMENTS adjacent to the northeast corner of Craig Road and Jones Boulevard (APN 138-01-219-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 13

52. SUP-6419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN AN EXISTING RETAIL STORE AND WAIVERS OF THE 1,000-FOOT MINIMUM DISTANCE SEPARATION FROM A SIMILAR USE, THE 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE, AND THE HOURS OF OPERATION REQUIREMENTS adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN 138-23-719-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
53. SDR-6341 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LATINOS R US LLC - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND WAIVERS OF THE PERIMETER, STREET, AND FOUNDATION LANDSCAPE STANDARDS on 0.11 acres located at 1709 South Eastern Avenue (APN 162-01-310-199), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
54. SDR-6408 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TOM COLLINS - OWNER: C.W. & KATHLEEN COLLINS - Request for a Site Development Plan Review FOR A SINGLE STORY 2,432 SQUARE FOOT COMMERCIAL OFFICE BUILDING on 1.24 acres located at 5249 Ricky Road (APN 138-12-810-012), C-2 (General Commercial) Zone, Ward 6 (Mack).
55. SDR-6409 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JRJ INVESTMENTS, INC. C/O AUTONATION - OWNER: JRJ INVESTMENTS, INC. - Request for a Site Development Plan Review FOR A 26,763 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE DEALERSHIP AND WAIVERS OF THE FOUNDATION AND PARKING LOT LANDSCAPING REQUIREMENTS on 7.81 acres at 6900 West Sahara Avenue (APN 163-03-806-006 and -009), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
56. MSP-6344 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: CASINO LIGHTING AND SIGN - OWNER: WMC PHASE I, LLC - Request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 495 South Grand Central Parkway (APN 139-33-610-005 and 006), PD (Planned Development) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 14

57. ROC-6399 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC - Request for a Review of Condition #8 of an approved Site Development Plan Review [Z-0093-93(2)] WHICH REQUIRED A SIX-FOOT WALL ALONG THE SIDE AND REAR PROPERTY LINES at 921-931 West Owens Avenue (APN 139-28-503-024), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

DIRECTOR'S BUSINESS:

58. ABEYANCE - TXT-6421 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.16.040 relating to standards for the Expansion of a Nonconforming Use in a Conforming Building.
59. TXT-6136 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.08.045, "Commercial District Development Standards" to include Industrial District Development standards thereby removing Title 19.08.050 entitled "Industrial District Development Standards"; 19.10.010, "On-site Parking Standards"; 19.12, "Landscape, Wall and Buffer Requirements"; and 19.20.020, "Words and Terms Defined" to define Commercial Development Standards.
60. TXT-6530 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.010, table 2 "Land Use Tables;" and Title 19.05.050(B), "Minimum Requirements to allow Commercial Amusement/Recreation (Indoor) in the O (Office) zoning district by means of a SUP (Special Use Permit).

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 12, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>

Page 15

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.